



18-0167PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R, 2R1, 3R1, 6R1, and 7R1, Block B of Parkside at Craig Ranch Addition, Located at the Southwest Corner of Henneman Way and Alma Road

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 11, 2018

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, AICP, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

APPLICATION SUBMITTAL DATE: May 22, 2018 (Original Application)
June 7, 2018 (Revised Submittal)
June 13, 2018 (Revised Submittal)
August 29, 2018 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final plat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.
2. The applicant revise the plat to include filing information for all existing lots, off-site easements and easements by separate instrument.
3. The applicant revise the dedication language and metes and bounds description to include the filing information for the existing plat(s).
4. The applicant revise the plat to show all property lines within the platting area as the same line type.

5. The applicant revise the plat to ghost all existing easements.
6. The applicant revise the plat to change Lots 1, 3R to Lots 1 and 3R within the title block.

ITEM SUMMARY: The applicant is proposing to plat for development approximately 21.79 acres as five lots, Lot 1R (approximately 2.148 acres), Lot 2R1 (approximately 4.171 acres), Lot 3R1 (approximately 5.006 acres), Lot 6R1 (approximately 8.066 acres), and Lot 7R1 (approximately 2.399 acres). The applicant has indicated that lots will be used to construct retail, restaurant and multi-family uses.

PLATTING STATUS: The subject property is currently conveyance platted as Lots 1 and 3R, Block B of Parkside at Craig Ranch and Lots 2R, 6R, and 7R, Block B of Parkside at Craig Ranch. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2017-04-047 (Mixed Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development Ordinance No. 2012-07-036 (Multi-Family Residential Uses) and "REC" - Regional Employment Overlay District	Parkside at Craig Ranch Phase 1 Apartments
South	City of Allen	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2006-05-053 (Commercial Uses), "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2008-06-054, "REC" - Regional Employment Overlay District, and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Craig Ranch Corporate Pond and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 80' Right-of-Way, Collector Alma Road, 120' Width Right-of-Way, Major Arterial State Highway 121 (Sam Rayburn Tollway), Variable Width Right-of-Way, Tollway

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Henneman Way and Alma Road
Hike and Bike Trails: Not Required
Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer
Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees: Not Applicable
Park Land Dedication Fees: Not Applicable
Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)